

FREDERICK COUNTY PLANNING COMMISSION October 12, 2016

TITLE: Tallyn Ridge Swimming Pool

FILE NUMBER: SP-13-17, AP 15959 (APFO 16577, FRO

15961, SWM 15962)

REQUEST: Site Development Plan Approval

The Applicant is requesting site development plan approval for the construction of a 14,552 square foot Outdoor Sports Recreation Facility (pool and poolhouse)

on a 7.9-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: Pine Bluff Road, north of Reichs Ford Road

TAX MAP/PARCEL: Tax Map 78, Parcel 55

COMP. PLAN: Agricultural/Rural ZONING: Agricultural (Ag)

PLANNING REGION: New Market

WATER/SEWER: No Planned Service (NPS)

APPLICANT/REPRESENTATIVES:

APPLICANT: Bowman Consulting
OWNER: MS Gladhill Farm, LLC
ENGINEER: Bowman Consulting

ARCHITECT: N/A ATTORNEY: N/A

STAFF: Tim Goodfellow, Principal Planner II

RECOMMENDATION:

Conditional Approval

ATTACHMENTS:

Exhibit 1- Tallyn Ridge Swimming Pool Site Plan Rendering

Exhibit 2- Tallyn Ridge Swimming Pool Architectural Rendering

Exhibit 3- Parking Modification Request

Exhibit 4- Walking Distance Map

STAFF REPORT

ISSUE

Development Request

The Applicant is requesting site development plan approval for the construction of a 14,552 square foot Outdoor Sports/Recreation Facility, which includes the main pool and concrete deck, a kiddie pool, a 268-sq. ft. maintenance building, a 1,432 sq. ft. poolhouse and lifeguard office building, in addition to a 52 space parking lot. The proposed use is being reviewed as an Outdoor Sports/Recreation Facility under the heading of "Commercial Amusements" per §1-19-5.310 (Use Table) of the Zoning Ordinance and is a principal permitted use in the Agricultural (A) Zoning District subject to site development plan approval. Refer to site zoning in Graphic #2.

Modification Requests:

1. Parking Modification

BACKGROUND

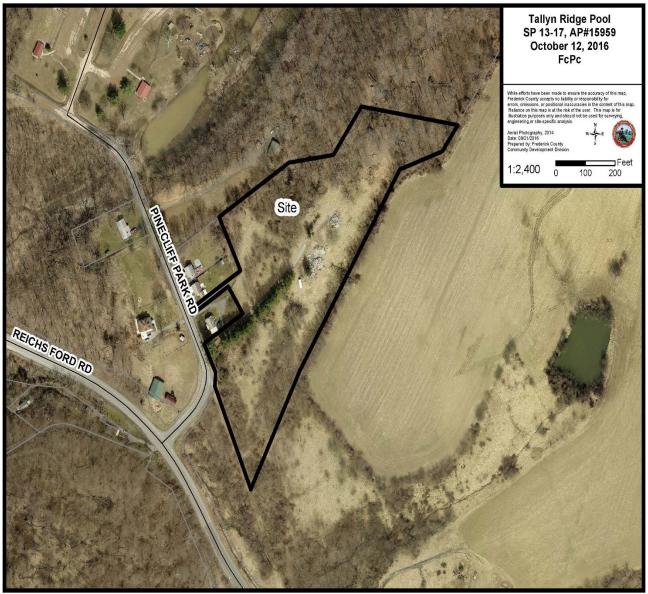
Development History

This site is located adjacent to, and will serve, the Tallyn Ridge residential subdivision, which received Preliminary Subdivision Plan approval on September 10, 2014 for development of 441 residential lots (AP# 14142). The pool site was identified as a location for a future recreational amenity on the 2014 Preliminary Subdivision Plan, but was not a formal component of the Tallyn Ridge Subdivision Plan, nor was it included in the Phase I PUD rezoning for the Tallyn Ridge development.

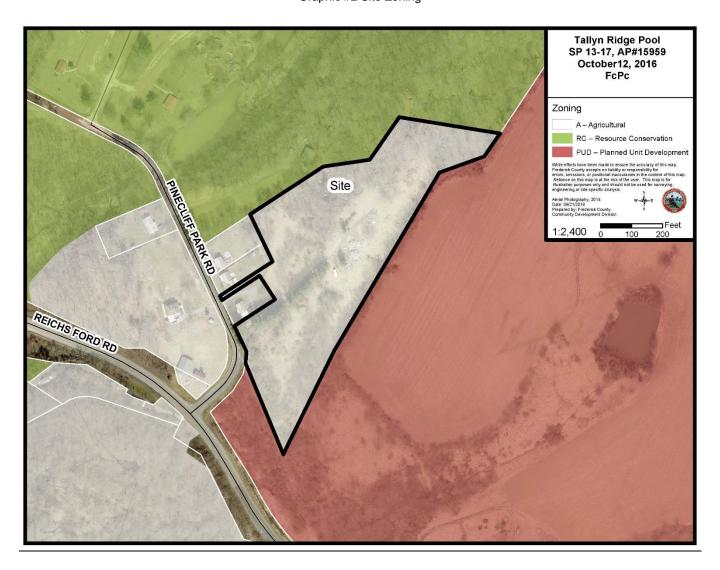
Existing Site Characteristics

The proposed swimming pool is situated on a relatively flat portion of the 7-acre site that contains some steep and moderate slopes with forest cover (see Graphic #1 below). The vast majority of the remaining forest on the 7-acre site is included in a Forest Conservation Easement that was approved and recorded as part of the Tallyn Ridge Preliminary Subdivision Plan. The site is within the Bartonsville/Spring Ridge Community Growth Area, and is adjacent to Pinecliff Regional Park. Properties to the east are zoned Planned Unit Development and will be developed with the Tally Ridge Subdivision as discussed above. Three existing lots, containing residential dwellings, border the 7-acre site to the west. The Site is bound to the south by Pine Cliff Park Road.

Graphic #1: Site Aerial



Graphic #2 Site Zoning



ANALYSIS

Summary of Development Standards Findings and Conclusions

The primary issue associated with this project was ensuring a safe, convenient, and complementary design for this amenity, benefitting the adjacent Tallyn Ridge residential development, and minimzing impacts to the forested slopes on the site. Two high impact issues--pedestrian accessibility and vehicular parking-were scrutinized for flexibility and compatability with the site's proximity to a large residential subdivision.

Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County zoning ordinance.

Site Development §1-19-3.300.4 (A): Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.

Findings/Conclusions

1. **Dimensional Requirements/Bulk Standards §1-19-6.100**: The proposed Site Development Plan adheres to the lot dimensions required for commercial amusements in the Agricultural Zoning District.

The following dimensional requirements are shown for the Tallyn Ridge Swimming Pool, which is situated on an existing parcel. Architectural Plans are provided for informational purposes and are referenced for the poolhouse and office and as Exhibit No. 2 in this Staff Report. The Applicant has provided a poolhouse architectural rendering that notes the building height as 24'-3.5" which complies with the maximum height within the zoning district.

<u>Required</u>	Provided or Proposed
5 acres	7.9 acres
200'	+/- 1,000'
40'	40'
50'	+/- 1,000'
50'	+/- 1,000'
30'	24' – 3.5"
	200' 40' 50' 50'

2. Signage §1-19-6.300: The Applicant is permitted to have 25 square feet of total signage based on the provisions within section 1-19-6.320 of the Zoning Ordinance for a identification signs within the Agricultural zone. The Applicant has not proposed as sign as part of the current application. Note #25 on the Site Plan states that all future signs shall comply with §1-19-6.320 of the Zoning Ordinance. The maximum height for a sign described in this section is 15 feet, with property line setbacks at ½ the distance of the required yards.

- 3. Landscaping §1-19-6.400: A total of ten (10) street trees are provided along Pine Bluff Road as depicted on the previously approved Tallyn Ridge Preliminary Subdivision Plan. The front and sides of the entire development site show a variety of shrub species with different heights on the landscaping plan. The proposed combination of trees and shrubs will screen the pool parking area from the residential uses (within the Tallyn Ridge Subdivision) to the east across Pine Bluff Road. The poolhouse, seating benches, and bike rack area include a variety of vegetation for aesthetic softening. Parking lot canopy coverage exceeds minimum requirements by code and includes understory vegetation.. The proposed landscaping and screening meet the requirements listed in §1-19-6.400 of the Zoning Ordinance.
- 4. Lighting §1-19-6.500: The Applicant has proposed a generalized lighting plan, which is shown on Sheet 11 of the site plan. The Applicant is proposing four (4) pole-mounted lights and four (4) building mounted lights. Final fixture and pole models have not been chosen, therefore the plan does not include final height, design and distribution of lighting patterns for the proposed lights. Note 20 indicates compliance with the Zoning Ordinance by including the statements that lighting shall be installed and designed to be fully shielded and directed downward to prevent glare and light trespass. The Applicant shall work with Staff on final lighting height, design and distribution to demonstrate compliance with section 1-19-6.500 of the Zoning Ordinance prior to final site plan approval.

Conditions

- 1. All future signs shall comply with §1-19-6.300 through §1-19-6.320 of the Zoning Ordinance. The site is limited to a maximum of 25 square feet of total signage and a maximum sign height of 15 feet. The Applicant shall obtain an approved sign permit prior to construction of on-site signage
- 2. The Applicant shall work with Staff on final lighting height, design and distribution including submission of a photometric plan to demonstrate compliance with section 1-19-6.500 of the Zoning Ordinance prior to final site plan approval.

Transportation and Parking §1-19-3.300.4 (B): The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.

Findings/Conclusions

1. Access/Circulation: The site has frontage on Pine Bluff Road, a planned public roadway connecting to Pinecliff Park Road which serves as the second access into the Tallyn Ridge Subdivision. Access to the pool is made via a 20-ft. wide entrance off Pine Bluff Road, directly across from Eagle's Nest Road.

Circular vehicle movement on the site is shown with a 20-ft. travel lane that accommodates 2-way traffic (and patron drop-off) for approximately 65 feet from the entrance, before transitioning to a one-way, 16-ft travel lane that loops around the site, providing access to the parking spaces. Strategically placed 'do not enter' and 'one-way' signs safely accommodate the traffic movement, drop-off, and parking configurations.

2. Public Transit: There is currently no public transit service to this area.

3. Vehicle Parking §1-19-6.200-through 1-19-6.220: Section 1-19-6.200 of the Zoning Ordinance requires swimming pools to provide 1 parking space for each 5 person capacity. Swimming pool capacity is determined by COMAR (§10.17.01) and requires 20 square feet for 1 individual (pool) and 50 square feet for 1 individual (pool deck). The Tally Ridge swimming pool is 4,814 square feet in size and the pool deck covers 8,039 square feet.

Tallyn Ridge swimming pool capacity: Pool: 4,8134 sq. ft./20 = 241 persons

Deck: 8,039 sq. ft/50 = 161 persons

402 persons total capacity

Parking required per Section 1-19-6.220: 402 total capacity/5 = 81 required parking spaces

The pool parking lot provides 4 handicapped spaces (with signage and adjacent access aisles) and 48 conventional spaces, which represents a 29 space deficiency from the target standards in §1-19-6.220. As provided for in section 1-19-6.220(A), the Applicant is proposing to utilize a combination of on-lot and on-street parking on the adjacent Pine Bluff Road to meet the required parking for the swimming pool. Staff worked with the Applicant on the design of the parking lot within the development envelope which is restricted by an existing FRO easement to the west and steep topography to the south.

Staff evaluated the request to utilize on-street parking for the pool against the previously approved combined preliminary/site plan for Tallyn Ridge Subdivision to ensure that the on-street parking spaces along Pine Bluff Road were not previously utilized to meet subdivision requirements.

There is a combination of two types of single family units immediately adjacent to the proposed pool that may be impacted by the use of on-street parking for those visiting the pool. The majority of these immediately adjacent units include a 2-car garage as well as a 2-space parking pad. However, the remaining rear loaded single family units in the area will not include a parking pad and may be impacted during those times of year when the pool is open and on-street parking in the area is in higher demand. However, the 2014 Tallyn Ridge Combined Preliminary/Site Plan provided an additional 398 on-street parking spaces to accommodate overflow residential parking. There are 33 on-street parking spaces within a 500-ft. radius of the swimming pool and 35 on-street spaces within a 1000-ft. radius, as indicated on the attached Walking Distance exhibit. Based on the expectation that the pool is for the exclusive use of the community, the majority of users will be walking or biking to the facility, and there will be overlap between those individuals utilizing the pool and those utilizing the pool deck, Staff is not opposed to the use of available on-street parking to meet the target parking requirement.

- **4. Bicycle Parking §1-19-6.220 (H):** The Applicant is required to provide 5 bike racks. They are shown on the plan, approximately 50 feet from the front entrance of the poolhouse and are fully accessible by the concrete walkway/sidewalk. A note is included on sheet 10 of the plan stating that the bicycle parking shall comply with the standards of the Frederick County Bicycle Design Guide.
- **5.** Pedestrian Circulation and Safety §1-19-6.220 (G): Sidewalks (8-ft in width) were approved along the site's frontage on Pine Bluff Road as part of the Tallyn Ridge Combined Preliminary/Site Plan. A crosswalk is provided across the vehicle entrance into the pool site in order to provide safe pedestrian movement along the entire length of Pine Bluff Road. A new 5-ft sidewalk is shown from Pine Bluff Road to the poolhouse entrance and further north to the bicycle racks and concrete patio adjacent to the poolhouse.

A 10-ft. wide concrete walkway provides a safe pedestrian walkway from the center of the parking lot to the poolhouse. The section of the walkway adjacent to the handicapped parking spaces is at grade, with vehicle wheelstops, for full accessibility. The remaining portion of the walkway shows curb and gutter. The concrete walkway crosses the pool's access lane with a painted pedestrian crossing, and a ramp leading to the sidewalk in front of the poolhouse.

Condition

1. Parking Space Modification (§ 1-19-6.220): The Applicant is requesting a modification in order to utilize a combination of 52 on-lot and 29 on-street parking spaces to meet the target parking requirement of 81 spaces.

Public Utilities §1-19-3.300.4 (C): Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.

Findings/Conclusions

1. Public Water and Sewer: The site is to be served by public water and sewer and is classified No Planned Service (NPS) on the Water and Sewerage Plan. An 8-inch water line and 8-inch sewer line are shown adjacent to the pool and will be utilized for the pool facility. A Water and Sewerage Plan Amendment, utilizing Section II(E)(8)(A) of the Water and Sewerage Plan, to allow public service to Agriculturally-zoned properties, is required in order for the project to connect to the public infrastructure lines. Water for this site is sourced from the Potomac River via the New Design Road Water Treatment Plant. Sewage treatment for this property is made at the Ballenger Creek Wastewater Treatment Plant.

Natural features §1-19-3.300.4 (D): Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.

Findings/Conclusions

- **1. Topography:** The site is wooded with steep and moderate slopes, except for a relatively flat and cleared area where the pool will be constructed.
- **2. Vegetation:** The site has existing forest cover that has been placed under a Forest Conservation Easement. The area on which the pool/poolhouse will be locted is not forested.
- 3. Sensitive Resources: The site does not contain wetlands, FEMA floodplain, flooding or wet soils.
- 4. Natural Hazards: There are no natural hazards located on this site.

Common Areas §1-19-3.300.4 (E): If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended

Findings/Conclusions

1. Proposed Common Area: The site will be owned by the Tallyn Ridge Homeowners' Association.

Other Applicable Regulations

Moderately Priced Dwelling Units – Chapter 1-6A: The proposed use is non-residential; therefore, MPDUs are not required.

Stormwater Management – Chapter 1-15.2: A stormwater concept Plan was approved for this site on November 16, 2015 through AP 15962.

APFO – Chapter 1-20:

- Schools. Schools are not impacted because the development of the property is a nonresidential use.
- 2. Water/Sewer. The Applicant recognizes that water supply and wastewater treatment capacity is not guaranteed until purchased. Building permit issuance is subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, et. seq and all applicable County regulations.
- **3. Roads.** Roads are not impacted because this community amenity would not generate more than 5 weekday peak hour trips on the existing external roadway system.

Forest Resource – Chapter 1-21: The FRO requirements for this site were addressed and mitigated through AP 15961 as part of the 2014 Tallyn Ridge Combined Preliminary Plan/Site Plan approval.

Summary of Agency Comments

Other Agency or Ordinance Requirements	Comment
Development Review Engineering (DRE):	Conditionally Approved
Development Review Planning:	Conditionally Approved
State Highway Administration (SHA):	N/A
Div. of Utilities and Solid Waste Mngt. (DUSWM):	Approved
Health Dept.	Approved
Office of Life Safety	Approved
DPDR Traffic Engineering	Conditionally Approved
Historic Preservation	N/A

RECOMMENDATION

Staff has no objection to conditional approval of the site plan for the construction of a 14,552 square foot Outdoor Sports Recreation Facility (pool and poolhouse) on a 7.9-acre site. If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval and is therefore valid until October 12, 2019.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

- 1. Address all agency comments as the plan proceeds through to completion.
- 2. Planning Commission approval of the requested parking space modification per §1-19-6.220 to utilize a combination of 52 on-site and 29 on-street parking spaces along Pine Bluff Road to meet the target of 81 parking spaces for the proposed swimming pool.
- 3. All future signs shall comply with §1-19-6.300 through §1-19-6.320 of the Zoning Ordinance. The site is limited to a maximum of 25 square feet of total signage and a maximum sign height of 15 feet. The Applicant shall obtain an approved sign permit prior to construction of on-site signage.
- 4. Prior to final site development plan signature approval, the Applicant shall work with Staff on final lighting height, design and distribution including submission of a photometric plan to demonstrate compliance with section 1-19-6.500 of the Zoning Ordinance.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** Site Plan SP-13-17, AP 15959 **with conditions and modifications** as listed in the staff report for the proposed construction of a 14,552 square foot Outdoor Sports Recreation Facility (pool and poolhouse) on a 7.9-acre site, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.



Exhibit #2 Tallyn Ridge Pool Architectural Rendering





September 26, 2016

Frederick County
Division of Permitting and Development Review
Attn: Mr. Tim Goodfellow
30 North Market Street
Frederick, MD 21701



Re:

Tallyn Ridge - Site Plan Type I Proposed Outdoor Pool and Accessory Locker Room

Parking Distribution

File # S1166/SP13-17, Project Number 15959

BCG Project # 5747-01-005 Response to Comments

Dear Mr. Goodfellow;

We are formally requesting a parking modification to exceed the required parking spaces are required under Section 1-19-6.200.

The Parking for the on-site pool will be accommodated through on-lot parking and adjacent on-street parking as shown within the attached Walking Distance Exhibit showing the available parking spaces. The Overall Parking Tabulation chart is provided on the attached exhibit and Cover Sheet of the site plan set. The total required number of parking spaces for the Subdivision and Pool area combined totals 1,063 spaces. The total overall number of parking spaces provided for the Subdivision and Pool combined is 1,592 spaces. There is an excess of 529 available parking spaces within the community.

81 total parking spaces are required for the on-site pool. A total of 153 parking spaces available through 52 spaces for the designated pool parking lot (4 being handicap) and 33 on-street parallel parking spaces within the 500 ft. walking radius. An additional 68 on-street parallel parking spaces are located with the 1,000 ft. walking radius for a total of 153 parking spaces.

Please accept this parking modification to request to exceed the 85 parking spaces for the HOA residence pool and overall combined 1,063 required parking spaces between the residence and pool.

Thank you.

Sincerely,

Bowman Consulting Group, Ltd.

Donavon Corum, RLA, AICP, LEED AP

Planning Director

bowmanconsulting.com

Exhibit #4 Walking Distance Map

